

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260901
Site Address:	193 Victoria Road, Wargrave, Wokingham, RG10 8AH
Expiry Date:	15 June 2026
Site Visit Date:	11 May 2026
Proposal: Application to vary condition 2 of planning consent 231321 for the proposed erection of a single storey side/rear extension following demolition of the existing garage, plus changes to fenestration and creation of a first floor terrace at the rear. Condition 2 refers to the approved details and the variation is to include changes to fenestration and repositioning of the front wall of the store.	

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP3 – General Principles for Development CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC04 – Sustainable Design and Construction
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Wargrave Parish Design Statement

PLANNING HISTORY

52894: Proposed single storey rear extension to dwelling to form conservatory. Approved 11/07/05.

190130: Householder application for the proposed erection of a log cabin artists studio. Approved 04/03/19.

231321: Householder application for the proposed erection of a single storey side/rear extension following demolition of the existing garage, plus changes to fenestration and creation of a first floor terrace at the rear. Approved 31/08/23.

CONSULTATION RESPONSES

Internal

None consulted

External

None consulted

REPRESENTATIONS

Parish/Town Council	Wargrave Parish Council: No objection
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description: Two storey detached dwelling.

Principle of Development: The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.

The site is located within settlement limits and as such the development should be acceptable providing that it complies with the principles stated in the Core Strategy. Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale of activity, mass, layout, built form, height, materials and character to the area in which it is located and must be of high quality design without detriment to the amenities of adjoining land uses and occupiers.

S73 of the Town and Country Planning Act 1990 provides the ability to vary a condition on a planning permission.

The principle of development at the site was established with the granting of 231321. Condition 2 refers to approved details.

Character of the Area: The amendments include minor fenestration changes and relocation of the front wall of the store approximately 100mm closer to Victoria Road.

The relocation of the front wall of the store approximately 100mm closer to Victoria Road is a minor alteration which would not have an adverse impact upon the character of the area due to it being set back from the road by approx. 12.50m and would have a similar impact to what has already been approved under 231321.

The fenestration changes include:

Ground floor plan

- Store external front wall moved approximately 100mm closer towards Victoria Road.

First floor plan

- Roof terrace/pitched roof abutment altered
- Store front roof verge amended to suit wall position.

Front elevation

- No change

Rear elevation

- Roof terrace balustrade amended
- Obscure glazed terrace screening amended
- Roof terrace fascia/soffit profile added
- Doors from master bedroom to terrace raised within existing dormer.

Side elevation (south)

- Obscure glazed terrace screening amended
- Lead capping detail added
- Front wall of store moved approximately 100mm closer towards Victoria Road.

Side elevation (north)

- Obscure glazed terrace screening amended

All fenestration changes are minor and would not harm the character of the area.

Neighbouring Amenity: The proposed alterations, in particular relating to the roof form and fenestration changes are minor which would not result in overlooking, loss of light or overbearing concerns.

Community Infrastructure Levy (CIL): When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is a statutory requirement to be completed for all CIL liable applications.

The Public Sector Equality Duty (Equality Act 2010): In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation. There is no indication or evidence (including from consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.

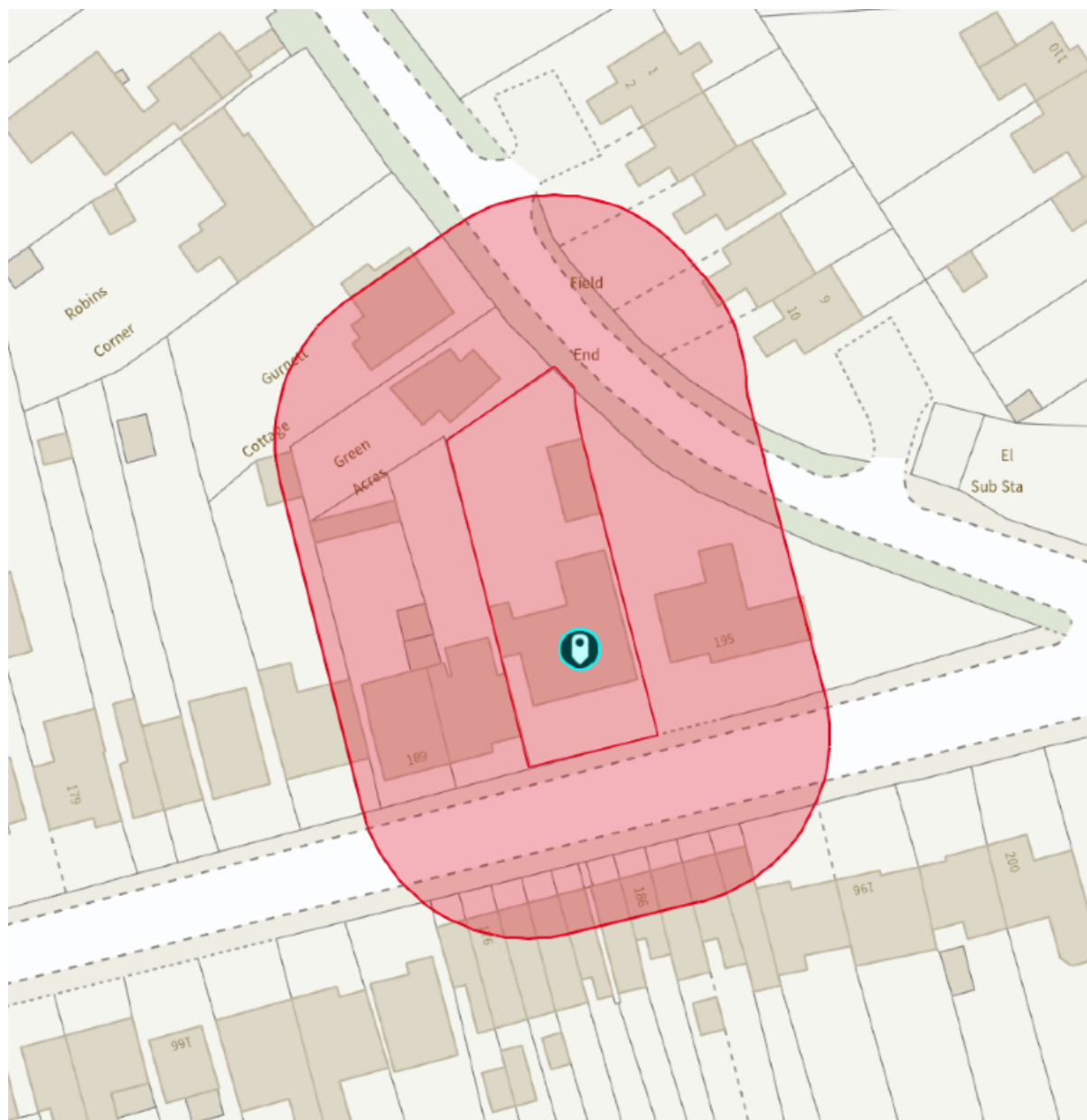
RECOMMENDATION

Conditions agreed:	Not required
Recommendation:	Approve
Date:	10 June 2026

Earliest date for decision:	12 May 2026
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Recommendation agreed by: (Authorised Officer)	
Date:	11 June 2026

PLANNING CONSTRAINTS/STATUS



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No legend

Affordable Housing Thresholds | Total count: 3

#	NAME
1	Within Modest or Limited Development Locations
2	Within Modest or Limited Development Locations
3	Within All Development Locations

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Modest Development Locations	Wargrave

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
1	Consultation Zone - Major Nuclear Site	AWE: Special Case Zone	ONR also requests to be consulted on planning applications, irrespective of distance from nuclear sites, for special cases. Developments that either introduce a new hazard or change the existing external hazards posed to nuclear sites.

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind Turbine	Aviation
1	All works exceeding 150 metres (492.1 feet)	YES	YES

EA Groundwater Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Groundwater Consultation Zones	Groundwater Consultation Zone 3	Environment Agency (only if application involves contaminated land) – see separate sheet: When to consult the Environment Agency

Bat Roost Habitat Suitability | Total count: 6

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Bat survey required for planning applications that involve roof modification or demolition.	VG353	Ecology Officer, Green Infrastructure Team
2	Bat survey required for planning applications that involve roof modification or demolition.	VG354	Ecology Officer, Green Infrastructure Team
3	Bat survey required for planning applications that involve roof modification or demolition.	VG355	Ecology Officer, Green Infrastructure Team
4	Bat survey required for planning applications that involve roof modification or demolition.	VH353	Ecology Officer, Green Infrastructure Team

5	Bat survey required for planning applications that involve roof modification or demolition.	VH354	Ecology Officer, Green Infrastructure Team
6	Bat survey required for planning applications that involve roof modification or demolition.	VH355	Ecology Officer, Green Infrastructure Team

Great Crested Newt Impact Risk Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Green	Consult NatureSpace for Major developments only

SSSI Impact Risk Zones | Total count: 1

#	SSSI Impact Risk Zone Advice Hyperlink
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0300000530050&notes=&location=480601,176993%20(IRZ%20polygon%20centre)

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Wargrave-Twyford Arable Chalk Lowlands

Wards | Total count: 1

#	Name of area	Closest Approximate Distance
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1	Thames Ward	0 m
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Parishes | Total count: 1

#	Name of area	Closest Approximate Distance
1	Wargrave CP	0 m